

041.A

0001

0057.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

799,600 / 799,600

USE VALUE:

799,600 / 799,600

ASSESSED:

799,600 / 799,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		PARK ST, ARLINGTON

OWNERSHIP	Unit #:	B
Owner 1: FELCSUTI BALAZS		
Owner 2:		
Owner 3:		

Street 1: 57 B PARK ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474-3341	Type:

PREVIOUS OWNER
Owner 1: VISIERS IRACHE B -
Owner 2: PEJROLO ANDREA -
Street 1: 57 PARK ST UNIT B
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1952, having primarily Wood Shingle Exterior and 2274 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes

102 Condo 0 Sq. Ft. Site 0 0. 0.00 7651
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	799,600			799,600	
Total Card	0.000	799,600			799,600	Entered Lot Size
Total Parcel	0.000	799,600			799,600	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 351.63		/Parcel: 351.63	Land Unit Type:

User Acct
260801
GIS Ref
GIS Ref
Insp Date
03/15/18

!14980!

## USER DEFINED

Prior Id # 1: 27599
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: 12/30/2021 19:57:39
Prior Id # 2:
Prior Id # 3:
LAST REV Date Time
09/23/19 08:40:25
mmcmakin
14980
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	799,600	0	.	799,600		Year end	12/23/2021	
2021	102	FV	776,500	0	.	776,500		Year End Roll	12/10/2020	
2020	102	FV	764,900	0	.	764,900	764,900	Year End Roll	12/18/2019	
2019	102	FV	623,500	0	.	623,500	623,500	Year End Roll	1/3/2019	
2018	102	FV	552,000	0	.	552,000	552,000	Year End Roll	12/20/2017	
2017	102	FV	503,700	0	.	503,700	503,700	Year End Roll	1/3/2017	
2016	102	FV	503,700	0	.	503,700	503,700	Year End	1/4/2016	
2015	102	FV	458,300	0	.	458,300	458,300	Year End Roll	12/11/2014	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VISIERS IRACHE	70878-486		4/17/2018		836,000	No	No		
JOHNSON HOPE &	47347-415		4/27/2006		482,000	No	No		
MESSURI JOHN/KI	43946-581		10/22/2004		458,000	No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2019	SQ Returned	JO	Jenny O
3/15/2018	Measured	DGM	D Mann
5/12/2005	External Ins	BR	B Rossignol

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

